001.0	0001	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,600 /	948,600
					USE VALUE:	948,600 /	948,600
					ASSESSED:	948,600 /	948,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERHANIDIS NICOLAOS/ TRUSTEE	
Owner 2:	67-69 THORNDIKE ST REAL ESTATE	
Owner 3:	NOMINEE TRUST	
Street 1:	163 HILLSIDE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	PERHANIDIS GIORGIO -
Owner 2:	-
Street 1:	163 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2276 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	511,400	5,100	432,100	948,600
Total Card	0.092	511,400	5,100	432,100	948,600
Total Parcel	0.092	511,400	5,100	432,100	948,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.78 | /Parcel: 416.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	215
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!20!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,500	5100	4,002.	432,000	948,600	948,600	Year End Roll	12/18/2019
2019	104	FV	382,200	5100	4,002.	459,100	846,400	846,400	Year End Roll	1/3/2019
2018	104	FV	382,200	5100	4,002.	334,800	722,100	722,100	Year End Roll	12/20/2017
2017	104	FV	358,300	5100	4,002.	291,600	655,000	655,000	Year End Roll	1/3/2017
2016	104	FV	358,300	5100	4,002.	248,400	611,800	611,800	Year End	1/4/2016
2015	104	FV	319,100	5100	4,002.	243,000	567,200	567,200	Year End Roll	12/11/2014
2014	104	FV	319,100	5100	4,002.	199,800	524,000	524,000	Year End Roll	12/16/2013
2013	104	FV	332,100	5100	4,002.	190,100	527,300	527,300		12/13/2012

PRINT

Date	Time
12/10/20	15:55:13

LAST REV

Date	Time
10/23/17	12:26:05
apro	
20	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERHANIDIS GIOR	1458-98		8/20/2014	Convenience	100	No	No		
PERHANIDIS NICO	1432-96		4/8/2013	Convenience	1	No	No		
PERHANIDIS NICO	1190-67		7/6/1998	Family	100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2011	1142	Manual	5,000					porch repair, new
7/27/1992	335	Manual	5,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA: 0.09187 | Total SF/SM: 4002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11133564
Const Adj.:	0.98990101
Adj $ / SQ:	187.019
Other Features:	107700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628307
Depreciation:	116865
Depreciated Total:	511442

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

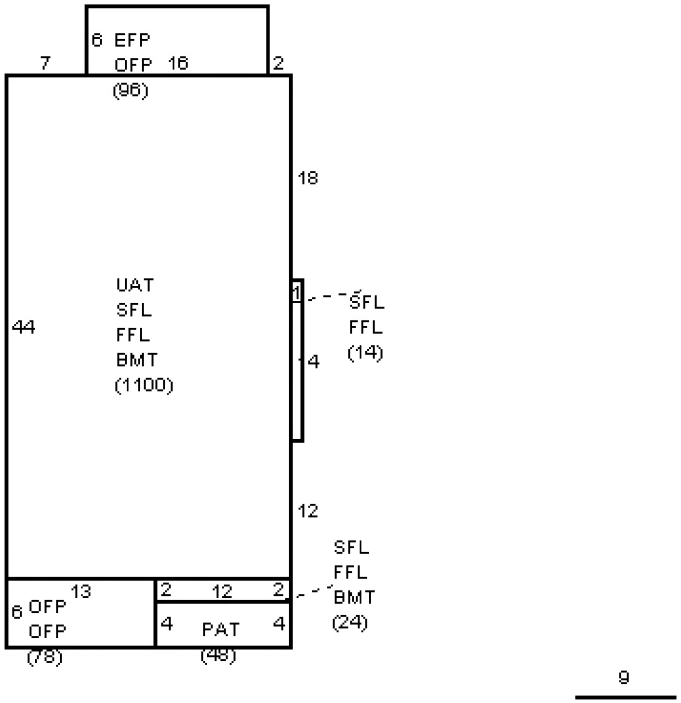
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
92	009.0-0001-0004.0		4/1/1998	317,000
92	013.0-0005-0002.0		6/4/1998	267,250
91	027.0-0001-0017.0		10/6/1998	342,000
91	030.0-0003-0002.0		3/24/1998	230,000
91	001.0-0001-0005.0		12/22/1998	320,000
91	140.0-0001-0010.0		5/29/1998	275,000

WtAv$/SQ:		AvRate:	91.33	Ind.Val	247467.8832

Juris. Factor:		Before Depr:	187.02
Special Features:	0	Val/Su Net:	125.62
Final Total:	511400	Val/Su SzAd	224.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	187.020	212,828
SFL	Second Floor	1,138	187.020	212,828
BMT	Basement	1,124	56.110	63,063
UAT	Upper Attic	275	74.810	20,572
OFP	Open Porch	252	22.810	5,749
EFP	Enclos Porch	96	55.020	5,282
PAT	Patio	48	5.940	285

Net Sketched Area:	4,071	Total:	520,607
Size Ad	2276	Gross Are	4896	FinArea	2276
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100